

CITY OF RIVERSIDE

Building & Safety Division

Phone: (951) 826-5697



e RESIDENTIAL CONVENTIONAL CONSTRUCTION e

The **U**niform **B**uilding **C**ode, Section 2320 discusses some of the basic concepts and provisions relevant to conventional light-frame wood construction. By following the guidelines listed below, plans for a typical wood framed home may be prepared **without** the review of a professional Architect or Engineer. **Nevertheless**, we encourage you to seek the advice and review of a professional Architect or Engineer whenever possible, even if the code does not require it.

1. A maximum of two stories is allowed (not split level).
2. Rectangular or L-shaped in plan (not unduly irregular).
3. Continuous external and internal bearing stud wall type footings (no spread footings or stepped footings).
4. Continuous and uninterrupted floor diaphragms (except for stairwell openings).
5. Gable or hipped roof (no gambrel, shed, split shed, or flat roofs).
6. Roof pitch between 3 in 12 and 6 in 12 inclusive.
7. Spaced roof sheathing permissible within code limitations.
8. Distance between exterior bearing walls:
 - a. Thirty-five feet with an interior bearing wall.
 - b. Twenty-five feet without an interior bearing wall.
9. No floor area or walking deck over the garage.
10. Exterior and interior walls to be braced in accordance with Sections 2320.5 and 2320.11 of the Uniform Building Code.
11. Limit header spans to no more than 12' when supporting roof loads only, and no more than 10' when supporting floor loads.
12. Headers required to be larger than 4"X 12" due to excessive spans or loads may require analysis by an Architect or Engineer.

Any special feature not included above which would adversely affect the structural stability of the building, or which may require a structural analysis will classify the building as a non-conventional structure requiring an engineer's or architect's review and signature in accordance with the Business and Professions Code of the State of California.